

VICINITY MAP
NOT TO SCALE

LEGEND:

ROAD CENTERLINE:	—
EXISTING CURBING:	—
EXISTING BUILDINGS:	▭
EXISTING LOT LINE:	- - -
CONTOUR LINE:	~ ~ ~
EXISTING FENCE:	× × ×
TREE SAVE AREA:	⊗

DEVELOPMENT DATA	
SITE AREA:	46.57 ACRES
TAX PARCELS:	061-112-10, 061-112-11, 061-112-12, 061-112-15, 061-113-27, 061-113-28, 061-111-01 (PORTION)
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	NS
EXISTING USE:	RESIDENTIAL
PROPOSED USES:	UP TO 105 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS INCLUDING A MINIMUM OF 2,500 SF COMMERCIAL SPACE OR FOUR (4) LIVE-WORK UNITS
PROPOSED UNIT COUNT:	105 UNITS
FAR PROPOSED:	±1.47
MIN. SETBACK:	14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER, WHERE ROW LINE EXCEEDS THE SETBACK, THE ROW LINE SHALL BECOME THE SETBACK
MIN. SIDE YARD REQUIRED:	10' SIDE YARD ADJACENT TO RESIDENTIAL DISTRICT
MIN. REAR YARD REQUIRED:	10' REAR YARD ADJACENT TO NON-RESIDENTIAL DISTRICT AND 20' REAR YARD ADJACENT TO RESIDENTIAL DISTRICT
MAXIMUM BUILDING HEIGHT:	60' AS MEASURED PER THE ORDINANCE
TREE SAVE REQUIRED:	15% OF SITE
TREE SAVE PROVIDED:	PER ORDINANCE INCLUDING PAY-IN-LIEU
PARKING:	PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE

ADJACENT PROPERTY OWNERS

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
1	EASTGROUP PROPERTIES, LP C/O JOHN F COLEMAN	06113307	21624-331	I-1	INDUSTRIAL
2	ROSEN CHARLOTTE LLC C/O BBKID-MECKLER-RHAWSHLEY	06113101	22678-278	B-1(CD)	COMMERCIAL
3	BIGW ELEVATION GROUP LLC	06113106	33177-341	B-1(CD)	COMMERCIAL
4	COLLEGE TRUSTEES THE CENTRAL PIEDMONT COMMUNITY	06711343	09216-778	INST(CD)	COMMERCIAL
5	MW GROUP PROPCO LLC	06711346	29338-494	B-D(CD)	COMMERCIAL
6	ALBERTA ROBERTSON PUGH	06111209	07966-476	R-12MF	SINGLE-FAMILY
7	FRANKLIN LEE LEFLER	06111208	04770-571	R-12MF	SINGLE-FAMILY
8	SHELTONIA QUINTEZ EVERETT	06111207	26092-191	R-12MF	SINGLE-FAMILY
9	HENRY R HELMS	06111206	12472-051	R-12MF	SINGLE-FAMILY
10	MATTIE E R JORDAN	06111205	08228-367	R-12MF	SINGLE-FAMILY
11	TAFON MANSAH	06111204	34444-350	R-12MF	SINGLE-FAMILY
12	JOSE HAIR HOYOS JIMENEZ	06111203	30009-601	R-12MF	SINGLE-FAMILY
13	RJN HOLDINGS LLC	06111202	33702-692	R-12MF	SINGLE-FAMILY
14	JENNIFER J NOCH	06111201	35980-463	R-12MF	SINGLE-FAMILY
15	FRANCISCA HERNANDEZ	06111214	27318-464	R-12MF	SINGLE-FAMILY

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
16	STARNES RESIDENTIAL PROPERTIES LLC	06111213	26188-978	R-12MF	SINGLE-FAMILY
17	NATHANIEL THOMAS WAGONER	06109108	30454-496	R-12MF	SINGLE-FAMILY
18	BARCELO HOMES LLC	06109114	34780-362	R-12MF	SINGLE-FAMILY
19	BARCELO HOMES LLC	06109115	34780-382	R-12MF	SINGLE-FAMILY
20	MOHAMMED MOUJAHID	06109102	35867-831	R-12MF	SINGLE-FAMILY
21	DANITA MCADAMS	06109103	31067-961	R-12MF	SINGLE-FAMILY
22	EUREKA E BULLOCK	06109109	31781-239	R-12MF	SINGLE-FAMILY
23	MARTIN PEREZ	06109110	30067-965	R-12MF	SINGLE-FAMILY
24	MICHAEL J JR BOSSOLINA	06109104	35949-265	R-12MF	SINGLE-FAMILY
25	ECG ASHLEY LP	06109202	36015-796	UR-2(CD)	MULTI-FAMILY
26	ESTEFANY LISSETH APARICIO AND LIVNI KAINA APARICIO	06111401	32829-848	R-12MF	SINGLE-FAMILY
27	LEO C HOLSHOUSER	06111326	23542-693	R-12MF	MULTI-FAMILY
28	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION	06111330	27025-514	R-12MF	SCHOOL-PUBLIC
29	SUNNYSIDE PARTNERS & FRANK H CONNER JR	06111329	09546-043	R-12MF	MULTI-FAMILY

DEVELOPMENT STANDARDS

- I. General Provisions**
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Drakeford Communities (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community and commercial component on that approximately 6.57-acre site located near the southern intersection of Ashley Road and Alleghany Street, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 061-112-10, 061-112-11, 061-112-12, 061-112-15, 061-113-27, 061-113-28, and a portion of parcel 061-111-01.
 - Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS zoning district shall govern the development and use of the Site.
 - The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
 - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- II. Permitted Uses**
 - The Site may be developed only for: (i) a residential community containing a maximum of one hundred five (105) single-family attached dwelling units (subject to conversion rights below for single-family detached homes), and (ii) a maximum of 2,500 square feet of commercial uses or four (4) live-work units any incidental and accessory uses that are permitted by-right or under prescribed conditions in the NS zoning district.
 - The commercial use or live-work units shall be located at the corner of Ashley Road and Alleghany Street as generally depicted on the Rezoning Plan. The commercial/live-work building may contain uses permitted in the NS zoning district, with the exception of, crematoriums, automotive service stations, equipment rental, and car washes, which shall all be prohibited uses.
 - Conversion Rights.** Attached dwelling units may be converted to detached single-family homes at a rate of two (2) townhome units to one (1) single-family home.
- III. Transportation**
 - As depicted on the Rezoning Plan, the Site will be served by an internal private drive(s) and alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
 - The Petitioner shall construct an ADA compliant bus pad per Land Development Standard 60.01B along Ashley Road. The final location of the pad will be coordinated with CATS during the permitting process.
 - As related to the right-of-way abandonment on the Rezoning Plan to be abandoned, the Petitioner shall complete and submit the **Right of Way Abandonment Petition form** to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
 - The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
 - Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.
 - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, for the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

IV. Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), vinyl and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
- Live-work units, if provided, shall be located along Alleghany Road.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least four (4) feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- All cornered units that face Alleghany Street shall either have a porch/stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to a maximum of ten (10) feet on all building levels fronting Alleghany Street.
- To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk and oriented toward a public sidewalk must be raised or lowered from the average sidewalk grade a minimum of 12 inches.
- Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 6 to 12 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Except as provided in IV.13 below, townhouse and Attached Single Family buildings fronting public or private network required streets should be limited to five (5) individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5-unit buildings are adjacent.
- Units fronting Heywood Road shall be limited to a maximum of four (4) units per building and match the setback of existing single-family homes.
- Units fronting existing single-family homes will be side loaded or have garage doors that are recessed a minimum of 6 to 12 inches with transparency to lessen their visual impact.

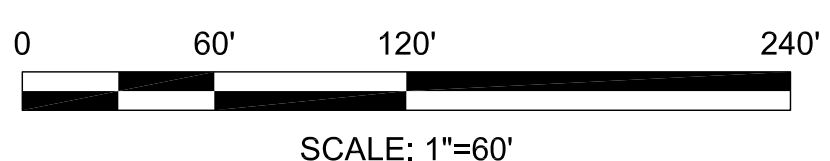
V. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- The Petitioner shall comply with the Tree Ordinance.

VI. Binding Effect of the Rezoning Documents and Definitions

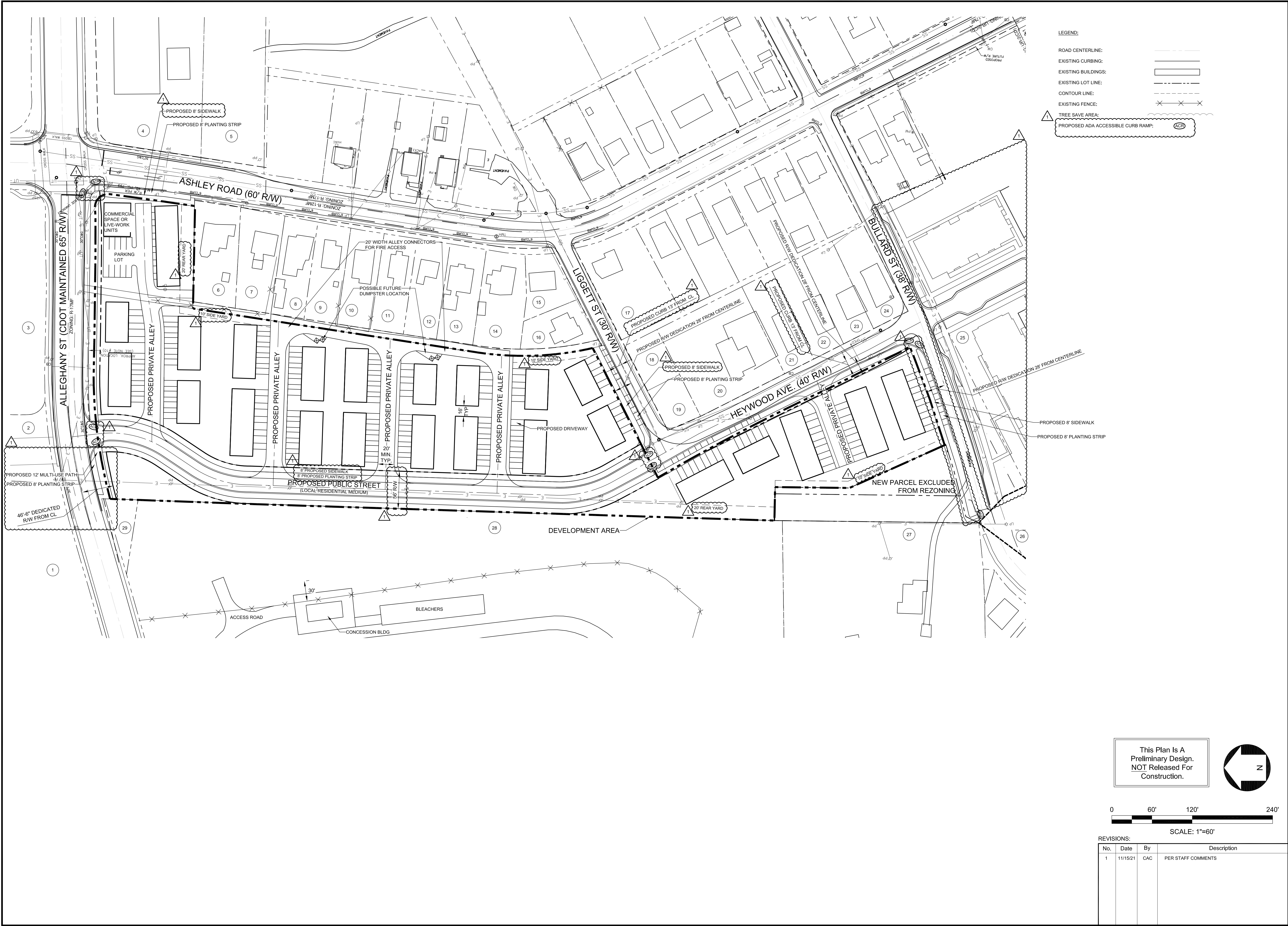
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:			
No.	Date	By	Description
1	11/15/21	CAC	PER STAFF COMMENTS

P:\2021 Jobs\21033 - Ashley Road - Drakeford\CAD\Sketch Planning\21033 Ashley Rd Sketch Base_11.12.dwg



LEGEND:

- ROAD CENTERLINE:
- EXISTING CURBING:
- EXISTING BUILDINGS:
- EXISTING LOT LINE:
- CONTOUR LINE:
- EXISTING FENCE:
- TREE SAVE AREA:
- PROPOSED ADA ACCESSIBLE CURB RAMP:

ASHLEY TOWNS
 CHARLOTTE, NC
 DRAKEFORD COMMUNITIES
 CHARLOTTE, NC

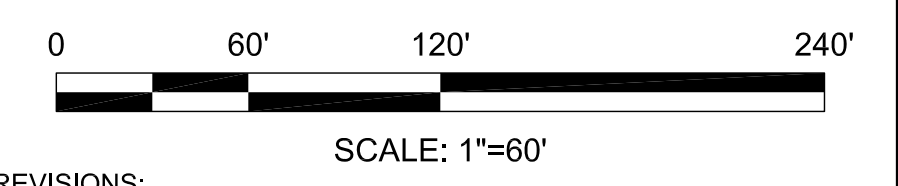
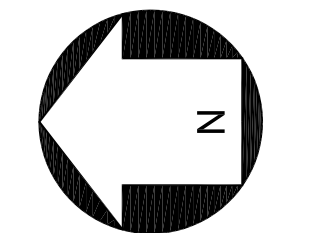
REZONING SITE PLAN

REZONING PETITION:
 2021-133

CORPORATE CERTIFICATIONS
 NC PE - C-2930 NC LA - C-253
 SC ENG. NO. 35999 SC LA - NO. 211

Project Manager: MDL
 Drawn By: CAC
 Checked By: MDL
 Date: 11/15/21
 Project Number: 21033
 Sheet Number:

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1	11/15/21	CAC	PER STAFF COMMENTS

RZ-2